101.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,100 / 732,100
					USE VALUE:	732,100 / 732,100
					ASSESSED:	732,100 / 732,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAIN RISHI K
Owner 2:	
Owner 3:	
Street 1:	46 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANBORN PETER -
Owner 2:	IIDA YUKIYO -
Street 1:	46 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,800 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	295,300		436,800	732,100
Total Card	0.156	295,300		436,800	732,100
Total Parcel	0.156	295,300		436,800	732,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.20 | /Parcel: 433.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65431
GIS Ref	
GIS Ref	
Insp Date	12/13/08

!8120!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,300	0	6,800.	436,800	732,100	732,100	Year End Roll	12/18/2019
2019	101	FV	300,100	0	6,800.	443,000	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	300,100	0	6,800.	330,700	630,800	630,800	Year End Roll	12/20/2017
2017	101	FV	300,100	0	6,800.	299,500	599,600	599,600	Year End Roll	1/3/2017
2016	101	FV	274,900	0	6,800.	287,000	561,900	561,900	Year End	1/4/2016
2015	101	FV	228,500	0	6,800.	243,400	471,900	471,900	Year End Roll	12/11/2014
2014	101	FV	228,500	0	6,800.	230,900	459,400	459,400	Year End Roll	12/16/2013
2013	101	FV	228,500	0	6,800.	219,600	448,100	448,100		12/13/2012

PRINT

Date	Time
12/10/20	22:42:20

LAST REV

Date	Time
11/04/16	14:43:58
apro	
8120	

USER DEFINED

Prior Id # 1:	65431
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANBORN PETER,	1474-25		7/1/2015		640,000	No	No		
HANATANI YURIE	1378-68		12/8/2009		513,000	No	No		
STRECHAY ROBERT	1358-53		8/14/2008		523,000	No	No		
UMEMOTO STEPHEN	1252-145		5/29/2002		360,000	No	No		
	892-2		7/1/1977		46,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1593	Manual	1,583					
10/1/2015	1458	New Wind	15,735					
3/7/2003	194	Addition	30,000	C		G6	GR FY06	New deck, redo Kit
1/24/2003	45		6,000					REMODEL FAMILY ROO

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
12/13/2008	Meas/Inspect	345	PATRIOT
7/6/2005	Info Fm Plan	BR	B Rossignol
12/17/1999	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/8/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	70.	0.92	5									436,801						436,800	

Total AC/HA:	0.15611	Total SF/SM:	6800	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	436,801	Spl Credit		Total:	436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02010000
Adj $ / SQ:	130.828
Other Features:	92250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331069
Depreciation:	35755
Depreciated Total:	295314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

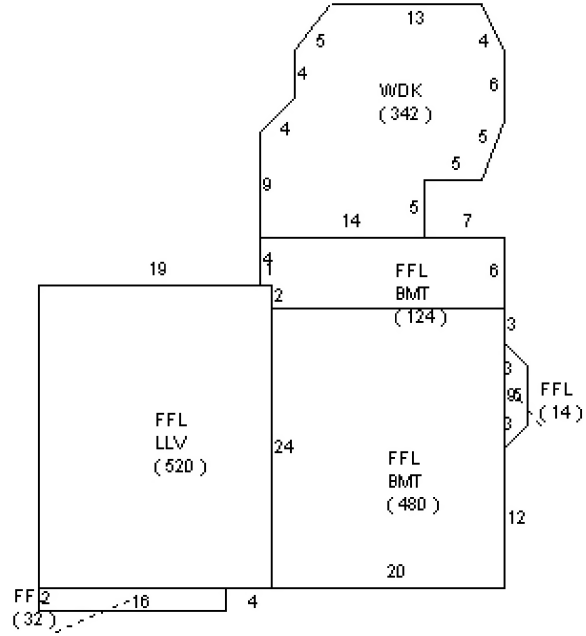
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.83
Special Features:	0	Val/Su Net:	112.03
Final Total:	295300	Val/Su SzAd	252.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	130.830	153,069
BMT	Basement	604	39.250	23,706
LLV	Lower Level	520	113.330	58,931
WDK	Deck	342	9.100	3,113
	Net Sketched Area:	2,636	Total:	238,819
Size Ad	1170	Gross Are	2636	FinArea 1690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	G	GD	2012	0.00	T	4.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	